

030.0

0004

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

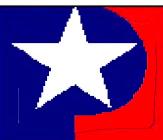
647,800 / 647,800

USE VALUE:

647,800 / 647,800

ASSESSED:

647,800 / 647,800


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
70		BATES RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ATLAS CHARLES R & ELEANOR S	
Owner 2:	
Owner 3:	

Street 1: 5120 NORTH BRANCH DR	
Street 2:	

Twn/City: FORT WORTH	
St/Prov: TX	Cntry:
Postal: 76132	Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 1008 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family 5000 Sq. Ft. Site 0 80. 1.14 1																					
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IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code										Land Size				21112	
101										Building Value				GIS Ref	
5000.000										Yard Items				GIS Ref	
191,800										Land Value				Insp Date	
456,000										Total Value				08/19/17	
647,800															
Total Card										Entered Lot Size					
0.115										Total Parcel					
0.115										456,000					
647,800										Total Land:					
Source: Market Adj Cost										Land Unit Type:					
Market Adj Cost										Total Value per SQ unit /Card:					
642.66										/Parcel: 642.6					

PREVIOUS ASSESSMENT	Parcel ID	030.0-0004-0006.0
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Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	191,800	0	5,000.	456,000	647,800	647,800	Year End Roll	12/18/2019
2019	101	FV	174,000	0	5,000.	484,500	658,500	658,500	Year End Roll	1/3/2019
2018	101	FV	174,000	0	5,000.	353,400	527,400	527,400	Year End Roll	12/20/2017
2017	101	FV	153,300	0	5,000.	307,800	461,100	461,100	Year End Roll	1/3/2017
2016	101	FV	153,300	0	5,000.	262,200	415,500	415,500	Year End	1/4/2016
2015	101	FV	143,900	0	5,000.	256,500	400,400	400,400	Year End Roll	12/11/2014
2014	101	FV	143,900	0	5,000.	210,900	354,800	354,800	Year End Roll	12/16/2013
2013	101	FV	143,900	0	5,000.	200,600	344,500	344,500		12/13/2012

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes								
	629-78		10/27/1959			No	No	N									

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
7/1/2010	775	Siding	13,500					VINYL SIDING		8/19/2017	MEAS&NOTICE	HS	Hanne S				
4/17/2007	245	Re-Roof	6,750							1/20/2009	Meas/Inspect	294	PATRIOT				
										10/24/2000	Hearing N/C	189	PATRIOT				
										2/22/2000	Meas/Inspect	263	PATRIOT				
										8/9/1993		KT					

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type:	5 - Cape			Full Bath:	1	Rating:	Average														
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:	Rating:																
(Liv) Units:	1	Total: 1			3/4 Bath:	Rating:															
Foundation:	1 - Concrete			A 3QBth:	Rating:																
Frame:	1 - Wood			1/2 Bath:	Rating:																
Prime Wall:	4 - Vinyl			A HBth:	Rating:																
Sec Wall:				OthrFix:	Rating:																
Roof Struct:	1 - Gable			OTHER FEATURES																	
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average														
Color:	BLUE			A Kits:	Rating:																
View / Desir:				Fpl:	1	Rating:	Average														
GENERAL INFORMATION				WSFlue:	Rating:																
Grade:	C - Average			CONDOS INFORMATION																	
Year Blt:	1941	Eff Yr Blt:			Location:																
Alt LUC:				Total Units:																	
Jurisdct:	G12	Fact: .			Floor:																
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:				No Unit	RMS	BRS	FL						
Prim Int Wall:	1	- Drywall			Functional:				Interior:				1	5	2						
Sec Int Wall:				Economic:				Additions:													
Partition:	T	- Typical			Special:				Kitchen:												
Prim Floors:	3	- Hardwood			Override:				Baths:												
Sec Floors:				Total:	18.6 %			Plumbing:													
Bsmnt Flr:	12	- Concrete			CALC SUMMARY				Electric:												
Subfloor:				Basic \$ / SQ:	105.00			Heating:													
Bsmnt Gar:				Size Adj.:	1.35000002			General:													
Electric:	3	- Typical			Const Adj.:	0.99989998			COMPARABLE SALES												
Insulation:	2	- Typical			Adj \$ / SQ:	141.736			Rate	Parcel ID	Typ	Date	Sale Price								
Int vs Ext:	S				Other Features:	62500															
Heat Fuel:	1	- Oil			Grade Factor:	1.00															
Heat Type:	3	- Forced H/W			NBHD Inf:	1.00000000															
# Heat Sys:	1				NBHD Mod:				WtAv\$/SQ:	AvRate:	Ind.Val										
% Heated:	100				LUC Factor:	1.00															
Solar HW:	NO	Central Vac: NO			Adj Total:	235633			Juris. Factor:	1.00	Before Depr:	141.74									
% Com Wall:				Depreciation:	43828			Special Features:	0	Val/Su Net:	113.09										
				Depreciated Total:	191805			Final Total:	191800	Val/Su SzAd:	190.28										
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:				
SPEC FEATURES/YARD ITEMS				PARCEL ID 030.0-0004-0006.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
2	Frame Shed	D	Y		16X8	A	AV	1980	0.00	T	31.2	101									
2	Frame Shed	D	Y		16X10	A	AV	1980	0.00	T	31.2	101									
More: N	Total Yard Items:				Total Special Features:				Total:												

Sum Area By Label :
TQS = 576
FFL = 576
BMT = 576
EFP = 112

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
BMT	Basement	576	42,520	24,492									
FFL	First Floor	576	141,740	81,640									
TQS	3/4 Story	432	141,740	61,230									
EFP	Enclos Porch	112	51,530	5,771									
Net Sketched Area: 1,696				Total: 173,133									
Size Ad	1008	Gross Are	1840	FinArea	1008								

SUB AREA DETAIL

AssessPro Patriot Properties, Inc